

May 16, 2007

MINUTES OF A MEETING OF THE TORRANCE PLANNING COMMISSION

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, May 16, 2007 in Council Chambers at Torrance City Hall.

2. ROLL CALL

Present: Commissioners Browning, Busch, Gibson, Horwich, Weideman and Chairperson Faulk.

Absent: Commissioner Uchima

Also Present: Senior Planning Associate Santana, Planning Associate Martinez, Plans Examiner Noh, Fire Marshall Carter, and Deputy City Attorney Whitham.

Chairperson Faulk received clarification that Commissioner Uchima had an excused absence.

3. FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Gibson.

4 AFFIDAVIT OF POSTING

Senior Planning Associate Santana reported that the agenda had been posted.

5. APPROVAL OF MINUTES – APRIL 4, 2007 and APRIL 18, 2007

Senior Planning Associate Martinez pointed out that on page 2 of the April 4, 2007 meeting, references to Planning Assistant Graham should be changed to Planning Associate Martinez. He added that in the April 18 minutes on page 2, references to Planning Assistant Graham should be changed to Planning Associate Martinez.

MOTION: Commissioner Browning moved to approve the April 4, 2007 Planning Commission minutes as corrected. Commissioner Horwich seconded the motion and a voice vote reflected unanimous approval (absent Commissioner Uchima).

MOTION: Commissioner Weideman moved to approve the April 18, 2007 Planning Commission minutes as corrected. Commissioner Horwich seconded the motion and a voice vote reflected unanimous approval with Commissioner Gibson abstaining due to her absence from that meeting (absent Commissioner Uchima).

6. REQUESTS FOR POSTPONEMENTS

None.

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7. **ORAL COMMUNICATIONS FROM THE PUBLIC** - None.

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Chairperson Faulk explained the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

8. **TIME EXTENSIONS**

8a. **MIS07-00088: SCOTT MATKINS**

Planning Commission consideration for approval of a one-year time extension of Tentative Parcel Map 26151 on property located in the M-2 Zone at 4300 190th Street. (Res. No. 07-064)

Recommendation:

Approval.

Senior Planning Associate Santana reported that the applicant was advised of the hearing but not present. He added that in the past the Commission has acted on items such as these without the applicant being present.

The Commission agreed to defer the item to the end of the meeting in case the applicant was late.

9. **CONTINUED HEARINGS** - None

10. **WAIVERS** - None

11. **FORMAL HEARINGS**

A. **PRE07-00004: WENDY LEE**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 2434 Loftyview Drive. (Res. No. 07-065)

Recommendation:

Approval.

Bea Silverman, the architect on the project, agreed with the staff report and conditions of approval and she submitted signatures from neighbors in the area in support of the proposed plan.

Commissioner Browning questioned the reason she had made the FAR .60 when there is a limit of .50.

Ms. Silverman pointed out that due to Planning Department standards the loft area is counted twice which is what pushed the number to that limit.

Responding to Commissioner Browning, Senior Planning Associate Santana explained that where there is a height of 17 feet or more the area is double counted and the FAR of .60 includes the staircase.

Commissioner Browning observed that the property is in the Hillside Overlay area while others in the area are not.

Responding to inquiries from Commissioner Browning, Ms. Silverman indicated taking compatibility of the surrounding homes into consideration. She did not know what percentage of properties in the surrounding block had an FAR in excess of .50, but she reported researching the Assessors website where she found that homes varied from 1,700 to 2,700 square feet although she did not know the sizes of the lots they were on.

Commissioner Browning observed that theirs was a smaller sized lot and the plan was 538 square feet over the allowable amount for the property.

Responding to Commissioner Busch, Senior Planning Associate Santana indicated that the loft area that would be double counted was approximately 192 square feet.

Ms. Silverman explained that the loft was a two-story volume in the entry area and living room space to create a larger feel. She clarified that there was no floor there and it would not add to the actual height.

Senior Planning Associate Santana acknowledged that the area should be referred to as a volume area rather than a loft and he stated that the staircase added another 110 square feet.

Ms. Silverman reported being told that the Planning Commission had considered a FAR of .55 in the past and the applicant wanted to present the case to see if they could stay with the desired design.

Commissioner Browning clarified that areas over 17 feet are required to be counted twice per a city ordinance, not the Hillside Overlay.

MOTION: Moved by Commissioner Weideman and seconded by Commissioner Browning to close the public hearing at 7:20 p.m. A roll call vote reflected unanimous approval (absent Commissioner Uchima).

Senior Planning Associate Santana clarified the boundaries of the Hillside Overlay area and Commissioner Browning observed that houses across the street from the property were not in the overlay.

Commissioner Browning expressed hesitation to deny and wanted to see if the applicant could cut the square footage down a little bit.

Commissioner Weideman felt that while he had trouble with the square footage, the fact that the neighbors were supportive was persuasive and he did not see any problems with light, air, privacy or view.

Commissioner Busch did not think they could redesign the project and he asked to reopen the public hearing to hear from the applicant as to their thoughts about eliminating 538 square feet to get to a FAR of .50.

MOTION: Moved by Commissioner Busch and seconded by Commissioner Horwich to reopen the public hearing at 7:24 p.m. A roll call vote reflected unanimous approval (absent Commissioner Uchima).

Ms. Silverman stated that eliminating the vaulted space and stairs would decrease the project by 390 feet and more square footage could be eliminated in the garage where extra space had been proposed to accommodate the family's SUVs. She noted that the size of the bedrooms and living space was not larger than is typical.

Commissioner Busch suggested that a good faith effort to bring the size down would be helpful and he questioned if they wanted to continue the matter.

Mr. David Lee, 2434 Lofty View Drive, reported being in the design of the home for a long time and already making significant compromises in a concerted effort to reduce the square footage. He stated that he had always lived in a small house and wanted the loft was because he had dreamed of a two-story house where you could look down into the living room. He pointed out that they had maintained setbacks at the side and wanted an open area in the back for basketball. He added that the garages in the area were very small, without much leeway on the sides and in front.

Commissioner Browning commented that while the letters of support were positive, there were two other homes in the area about the same size they are proposing and if the Commission approves this home that will make three and would set a precedent. He pointed out the importance of making sure things were not too large for the property and he appreciated the backyard setback. He expressed reservations and questioned whether the neighbors who supported his addition had intentions of coming forward with a FAR of .60 in the future.

Commissioner Busch agreed with Commissioner Browning and received clarification that Mr. Lee wanted the proposal to stand.

Commissioner Faulk asked if Mr. Lee was willing to compromise and reduce the FAR.

Mr. Lee asked the Commission to act on the plans as submitted.

Dr. Patty Boge, 2422 Lofty View Drive, did not think that the project was an unreasonable request and she asserted that she had no intention of asking for FAR of .60.

MOTION: Moved by Commissioner Horwich and seconded by Commissioner Busch to close at the public hearing at 7:33 p.m. A roll call vote reflected unanimous approval (absent Commissioner Uchima).

Commissioner Busch expressed concern about approving this .60 FAR because the next person who applies for a .60 FAR will question why they can't be approved. He

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noted that they might like to see the Hillside Overlay looked at more broadly but it is what it is at this point and the applicants don't seem to be willing to modify.

Responding to Commissioner Gibson, Senior Planning Associate Santana reported that they had not researched to see how many other .60 FARs there were in the area. He clarified that staff recommended approval because of neighbor support, no negative impacts to air, light, and privacy, and the fact that the R-1 zone allows a .60 FAR. Staff also considered that the lot was small and if the house were on a standard size lot the FAR would be 5.3.

Commissioner Horwich expressed support for the plan noting that he did not see it as a hillside issue as the land is level, and there are no impacts to view, air or light.

Commissioner Gibson indicated that based on the thoughtful recommendation of the City she would support the application.

Commissioner Browning reported that earlier in the week he had asked for the lot size and FAR of two other projects on the street to give him a guideline but he didn't realize that Planning Manager Lodan was out of town so the request was not answered. He indicated that if the lot sizes were similar he would lean in support but he could not take the property out of the overlay district. He expressed interest in continuing the item until the requested information was available.

Responding to Commissioner Busch, Deputy City Attorney Whitham explained that a tie vote had the effect of a denial and the applicant would have the option to appeal to the Council.

Commissioner Busch pointed out that other places in the overlay had already been approved and the fact that there had been previous action weighed on his decision that this would not be breaking ground. He added that there would be seven Commissioners at the next meeting, Commissioner Uchima would read the minutes and additional information from staff would be available so he proposed a continuance.

MOTION: Commissioner Busch moved to continue the matter to June 6, 2007. Commissioner Gibson seconded the motion and a roll call vote reflected unanimous approval (absent Commissioner Uchima).

B. CUP07-00009: NEVERT GUIRGIS (ST MERCURIUS AND ST ABRAAM CHURCH)

Planning Commission consideration for approval of a Conditional Use Permit to allow a preschool facility at an existing church on property located in the Hawthorne Boulevard Corridor Specific Plan Del Amo Sub-District Two (HBCSP DA-2) Zone at 3645 Torrance Boulevard. (Res. No. 07-066)

Recommendation:
Approval.

Nevert Guirgis, 30111 Matisse Drive, indicated she had read the staff report and conditions set forth and was requesting approval of a preschool for the church.

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Responding to Commissioner Busch, Ms. Guirgis indicated that she had read the staff recommendation adding a special condition that all outdoor activities be limited from 9 a.m. to 10 p.m. Monday through Sunday and that the Torrance noise ordinance must be maintained at all time.

Responding to inquiries from Commissioner Browning, Senior Planning Associate Santana explained that the CUP in reference to the maximum of 25 students was a condition of approval and is stated with the business license so if that ever became an issue staff would refer to code enforcement.

In response to concerns with the design of the traffic flow by Commissioner Browning, Senior Planning Associate Santana explained that the matter had been reviewed by Transportation who determined that since the school would have a limited number of students and would not operate at the same time as the church, a right turn only sign at the exit was not necessary. He added that Building and Safety would verify that handicapped parking requirements were satisfied at the time of plan check.

Commissioner Browning expressed concerns about noise complaints and questioned whether a permit would be required for outdoor activities after 6 p.m. or on weekends.

Senior Planning Associate Santana explained that the school would be able to get up to four temporary parking lot permits per year with specific requirements met.

Responding to an inquiry from Commissioner Gibson, Ms. Guirgis indicated that 2-5 year olds would attend the school and would be required to bring their lunches and meals so that meals would not be prepared there.

Responding to Commissioner Busch, Senior Planning Associate Santana stated that one handicapped van parking space would be required per state code.

Responding to an inquiry from Commissioner Busch, Ms. Guirgis explained that night activities were church services and not related to the preschool.

Senior Planning Associate Santana related previous complaints about a basketball tournament that lasted until 11 p.m. or midnight from adjacent multi family residential so staff felt it important to add overlying conditions to establish reasonable guidelines for anything going on at the property.

Deputy City Attorney Whitham stated that a CUP to allow operation of a preschool specifically governed the preschool component and since the City is aware of previous problems there is discretion to impose conditions on the preschool so that it does not further add to the problems, but new conditions cannot be imposed on church operations.

Commissioner Browning wanted to see the hours of operation limited to 9 a.m. to 6 p.m. Monday through Friday since the preschool would not be in operation at other times.

Commissioner Weideman pointed out that Condition 5 references any outdoor recreation related to the preschool and church activities which looks like limitations are being placed on church activities

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Deputy City Attorney Whitham suggested that staff was trying to take the opportunity to curtail those activities that create noise issues but their purview is to focus on the preschool. If the church CUP has a different number and that is not being opened up then staff is only supposed to look at preschool operation.

Senior Planning Manager Santana proposed eliminating the words "and church activities" from Condition 5 and clarified that they were not reopening the CUP for the church. He added that they had not received a complaint since 2003 but staff typically goes through the history of the property and tries to alleviate concerns. He acknowledged that they might have overstepped their bounds.

Commissioner Weideman suggested that since there is no instruction on the weekends, Condition 5 should be deleted as it is confusing. Commissioners Faulk and Gibson agreed.

Commissioner Browning questioned what would stop the preschool from having a Saturday afternoon function.

Commissioner Faulk clarified that the preschool would have to request a special permit for that and Ms. Guirgis indicated that she was aware of that.

MOTION: Moved by Commissioner Weideman, seconded by Commissioner Horwich and unanimously passed to close public hearing at 7:56 p.m. (absent Commissioner Uchima).

MOTION: Commissioner Busch moved to approve CUP 07-0009 with Condition 5 stricken and number 10 added to indicate a minimum of one handicapped parking van space is required. Commissioner Gibson seconded the motion and a roll call vote reflected unanimous approval (absent Commissioner Uchima).

Planning Associate Martinez read Planning Commission Resolution No. 07-066

MOTION: Moved by Commissioner Browning and seconded by Commissioner Busch to adopt Planning Commission Resolution No. 07-066. A roll call vote reflected unanimous approval (absent Commissioner Uchima).

C. DIV07-00010: DEL AMO FASHION CENTER OPERATING CO., LLC

Planning Commission consideration for approval of a Division of Lot to allow the consolidation and re-subdivision of existing parcels within the Del Amo Fashion Center pursuant to MOD05-00011 on property located within the Hawthorne Boulevard Corridor Specific Plan Zone - Del Amo Sub-District One bounded by Fashion Way to the north, Del Amo Circle East to the east, Sepulveda Boulevard to the south and Hawthorne Boulevard to the west. (Res. No. 07-067)

Recommendation:
Approval.

Susan Hori, Del Amo Fashion Center, noted that their submittal satisfied conditions of approval for the development of the Lifestyle Wing and the Crate and Barrel store. She reported that they had worked to clean up lot line adjustments that

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occurred on the property over a number of years and they had reduced the number of parcels down to 16, working carefully with staff on the submittal and the changes to the supplemental. She indicated agreement with the staff recommendation.

Commissioner Browning asked for clarification on the lot alignment.

Ron Horn, Secan Engineering Associates, explained that the area between 8 and 13 and 15 and 14 is not included. He noted that the requirement imposed on Mills/Del Amo was to show the parts owned by The Del Amo Fashion Center Company but there are other parcels within the shopping mall with different owners and that can create confusion because they are not shown.

Commissioner Horwich received clarification that the action would make easily distinguishable property lines and they were in no way changing uses or aspects of the property.

Responding to an inquiry from Commissioner Weideman, Ms. Hori explained that the current tract map reflected separate parcels that were consolidated down to 16 based upon logical blocks of property with some standalone properties where the bank buildings are along Hawthorne.

Commissioner Weideman questioned whether each of the 16 parcels could be sold when this division of lot became a permanent record.

Ms. Hori explained that they could have been sold before the division of property. She added that the parcels had been made much larger and one of the flexibilities that the action provided was separate financing. She stated that none of the lots were land locked: all have access.

Responding to inquiry regarding development Ms. Hori explained that high rise buildings are not currently permitted in the area and there are private easements between owners of the various parcels of the property which include restrictions on maintaining property for retail uses. She reiterated that the submission was a response to a staff request for a cleaner map of the property.

Responding to an inquiry from Commissioner Weideman, Ms. Hori explained that ownership of the overpass over Carson varied with the City having an easement over the street and part owned by the Del Amo Fashion Center.

Commissioner Weideman questioned whether the purpose of the action was to establish ownership title on the overpass.

Mr. Horn explained that the action was to clarify and the City thought they owned the street so there will be notes put on the final map to clarify.

Chairperson Faulk commented on a previous request with the Black Angus parcel and the addition of a cross access parking condition. He asked for an update on plans for the fenced off property between Madrona and Fashion Circle East which is creating a

problem by not addressing parking needs in that area noting that much space was not being used and was becoming an eyesore.

Ms. Hori indicated that construction work is basically done, with work being done to finish up things on a punch list. She did not know exactly at what point the lease terminated as a construction staging area but she thought it would be up soon with the property then being turned back over to SunCal Torrance. She agreed to communicate Commission concern with aesthetics and the wish to use the area for parking.

MOTION: Moved by Commissioner Browning and seconded by Commissioner Horwich to close the public hearing at 8:19 p.m. A roll call vote reflected unanimous approval (absent Commissioner Uchima).

MOTION: Moved by Commissioner Browning to approve the Division Lot 07-00010. Commissioner Gibson seconded the motion and a roll call vote reflected unanimous approval (absent Commissioner Uchima).

Planning Associate Martinez read Planning Commission Resolution No. 07-067.

MOTION: Commissioner Browning moved to adopt Planning Commission Resolution No. 07-067. Commissioner Weideman seconded the motion and a roll call vote reflected unanimous approval (absent Commissioner Uchima).

D. MOD07-00002 (CUP84-65 and CUP03-00023): GREIT-MADRONA, L.P.

Planning Commission consideration for approval of a Modification of previously approved Conditional Use Permits (CUP85-65 and CUP03-00023) to allow more than one tenant per building on property located in the M-2 Zone at 20770 Madrona Avenue. (Res. No. 07-068)

Recommendation:

Approval.

Alan Arch, Greit Madrona, 4 Hutton Center Drive, Santa Ana, explained that they wanted to convert the old cafeteria space to office space but were unable to because of the single tenant restriction. He added that they were currently negotiating with a tenant and had no problem with the staff report and conditions set forward.

Commissioner Busch asked about the unique fire prevention system for the four buildings.

Fire Marshall Carter explained that the floors in the building were elevated which created issues with wiring and access to the computers so that had to be addressed with special smoke monitoring which is not usually used in a floor.

Chairperson Faulk recalled the difficulty of separating the integrated system from the last change over.

Senior Planning Associate Santana indicated that based on their assessments staff recommended no more than one tenant per pod so there would not be separations that would jeopardize the integrity of the fire system in place. He added that Building and Safety required a mechanical report showing that it complied with requirements to concur with the assessment and he noted that conditions were listed in the resolution.

MOTION: Moved by Commissioner Horwich and seconded by Commissioner Browning to close the public hearing at 8:26 p.m. A roll call vote reflected unanimous approval (absent Commissioner Uchima).

MOTION: Moved by Commissioner Browning and seconded by Commissioner Gibson to approve a Modification of previously approved Conditional Use Permits (CUP85-65 and CUP03-00023) to allow more than one tenant per building on property located in the M-2 Zone at 20770 Madrona Avenue. (Res. No. 07-068). A roll call vote reflected unanimous approval (absent Commissioner Uchima).

Planning Associate Martinez read Planning Commission Resolution No. 07-068.

MOTION: Commissioner Browning moved to adopt Planning Commission Resolution No. 07-068. Commissioner Gibson seconded the motion and a roll call vote reflected unanimous approval (absent Commissioner Uchima).

12. RESOLUTIONS

A. PRE06-00039, WAV06-00022: KANON KOONTZ

Planning Commission adoption of a resolution reflecting their decision to deny a Precise Plan of Development to allow the construction of first and second story additions to an existing one-story single family residence in conjunction with a Waiver to allow a reduction of the front and rear yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 330 Calle de Arboles. (Res. Nos. 07-052, 07-053)

Commissioner Gibson recused herself since she was not part of the previous meeting.

Kanon Koontz, 330 Calle de Arboles, questioned items C and D in the resolution as his understanding was that the denial was based solely on the FAR being at .59 and not having anything to do with rear yard and front yard set backs which were not changing. He asked that those conditions be struck. He stated that Commissioners did not feel that the silhouette was impeding of the view of the surrounding areas and he pointed out that they were commended for working with neighbors for three redesigns. He agreed with the City's findings to reduce the floor another 8 inches which has since been done and reduces the FAR to .54 because it lowers the ceiling height to 17 feet negating the open air argument. He added that at the last meeting it was shown that 10 properties in the area were consistent with the design and he wanted to amend those things.

Senior Planning Associate Santana stated that staff used what they understood the reasons for denial to be and he acknowledged that they might have better clarified

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the architectural style rather than style of the property but it was the size and bulk that the Commission was concerned with. He added that the resolution could be amended at the Commission's discretion.

Responding to Commissioner Browning, Deputy City Attorney Whitham clarified that the applicant was suggesting that the resolution was not accurately reflecting the basis of their decision that night and the Commission can modify it if they agree or if they feel it is an accurate representation they can move forward.

Commissioner Browning noted that without reviewing the minutes he could not be sure of whether it was an accurate reflection.

Commissioner Horwich felt the resolution faithfully reflected what they discussed that night and what their decision was.

Commissioner Weideman reviewed the minutes to remind himself of the discussion and he noted at least two objections from Commissioners regarding the setbacks and much concern about the FAR. He observed that no one discussed the architectural style except for him because they were not an art jury and he refrained from comment.

Commissioner Busch questioned the implications of removing item C.

Deputy City Attorney Whitham clarified that the Commission could strike item C and still deny the project.

MOTION: Commissioner Weideman moved to approve the resolution with the exception of item C. Commissioner Busch seconded the motion and a roll call vote reflected unanimous approval (absent Commissioners Gibson and Uchima).

Planning Associate Martinez read Planning Commission Resolution No. 07-053.

MOTION: Moved by Commissioner Browning and seconded by Commissioner Busch to adopt Planning Commission Resolution No. 07-053. A roll call vote reflected unanimous approval (absent Commissioners Gibson and Uchima).

Commissioner Gibson returned to the meeting.

Item 8a was considered at this time.

8 TIME EXTENSIONS

8a. MIS07-00088: SCOTT MATKINS

Planning Commission consideration for approval of a one-year time extension of Tentative Parcel Map 26151 on property located in the M-2 Zone at 4300 190th Street. (Res. No. 07-064)

Recommendation:

Approval.

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Scott Matkins, representing the owner of 4320 W. 190th Street, requested a one-year extension to complete the parcelization.

MOTION: Moved by Commissioner Browning and seconded by Commissioner Busch to approve a one-year time extension of Tentative Parcel May 26151 on property located in the M-2 Zone at 4300 190th Street. (Res. No. 07-064. A roll call vote reflected unanimous approval (absent Commissioner Uchima).

Planning Associate Martinez read Planning Commissioner Resolution No. 07-064.

MOTION: Moved by Commissioner Busch and seconded by Commissioner Browning to adopt Planning Commission Resolution No. 07-064. A roll call vote reflected unanimous approval (absent Commissioner Uchima).

13. PUBLIC WORKSHOP ITEMS

None.

14. MISCELLANEOUS ITEMS

Senior Planning Associate Santana asked Commissioners to contact staff if they would like to attend the Open House at the Acura Design Studio on May 24, 2007 or the Second Annual Regional Housing Summit of the Southern California Association of Governments also on May 24, 2007.

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

Senior Planning Associate Santana reported that 18209 Cabrillo was heard by the City Council and they decided to continue the matter to May 22 after a piece of correspondence was submitted at the hearing encouraging the Council to continue the hearing.

Commissioner Weideman noted that the Council passed a Resolution regarding architectural design guidelines for Old Torrance at the May 15 City Council meeting.

Senior Planning Associate Santana reported that staff had forwarded an item to the Council with recommendations for architectural elements to be incorporated when individuals propose design styles. He clarified that the guidelines are not mandatory but are meant to assist staff if someone wants to preserve or rehabilitate a structure. Different designs were included and the guidelines were adopted as a guide or for use as reference materials.

Responding to Chairperson Faulk, Senior Planning Associate Santana agreed to distribute copies of the guidelines in the next agenda packet.

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

Senior Planning Associate Santana reviewed the agenda for the Planning Commission meeting of June 6, 2007.

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Responding to Commissioner Weideman, Senior Planning Associate Santana explained that the Via Anita project had been continued indefinitely.

Commissioner Browning asked that the answers to questions he emailed to Mr. Lodan be included in the next agenda packet. He asked that all comments be made before voting because when someone votes with a comment after he has already placed his vote, those comments may or may not persuade him to change his vote and he would like to be aware of them before casting his vote.

Commissioner Browning reported that the gate was being left open at the Sunrise project at Hawthorne and Rolling Hills Way and he has seen people coming in and out at odd hours. He expressed concern with safety issues related to homeless people living there and he asked that the matter be directed to the proper department.

Commissioner Horwich agreed with Commissioner Browning's point about comments after voting and he indicated that he would attempt to make his comments before voting in the future.

Commissioner Busch suggested holding a workshop on the Hillside Overlay and the Commission discussed the matter. The consensus among Commissioners was that the Hillside Overlay was the domain of the City Council, but several Commissioners expressed interest in an informational meeting that did not entertain opinions of the public.

Deputy City Attorney Whitham noted that they were deliberating the matter and if they wanted to add that it should be put on the agenda.

17. ORAL COMMUNICATIONS FROM THE PUBLIC #2 - None

18. ADJOURNMENT

At 8:52 p.m. Chairperson Faulk adjourned the meeting to Wednesday, June 6, 2007 at 7:00 p.m. in Council Chambers at Torrance City Hall.

Approved as Submitted July 18, 2007 s/ Sue Herbers, City Clerk
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